

City Council  
Atlanta, Georgia

**07-0 -2224**

AN ORDINANCE  
BY: ZONING COMMITTEE

**Z-07-106**  
Date Filed: 10-9-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1463 LaFrance Street, N.E.**, be changed from the R-5 (Two-Family Residential) District to the MR-3 (Multifamily Residential) District, to wit:

ALL THAT TRACT or parcel of land lying in Land Lot 210, 15<sup>th</sup> District, Dekalb County, Georgia, being more particularly described by the attached legal description and/or survey.

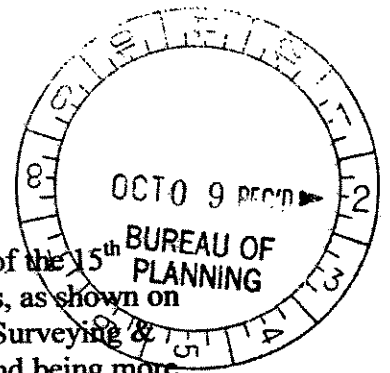
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

### LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 209 and 210 of the 15<sup>th</sup> District of DeKalb County, Georgia containing 1.227 acres, plus or minus, as shown on Boundary Survey prepared for Converge Real Estate, LLC by Perimeter Surveying & Development Company, certified to by Kenneth L. Nutt, GRLS #2104, and being more particularly described as follows:



Beginning at a point on the South right-of-way line of La France Avenue (50' R/W), 144.58' West from the West right-of-way line of Mayson Avenue (40' R/W), as measured along said southerly right of way line of La France Avenue, from said Point of Beginning run thence South 00 degrees 33 minutes 55 seconds East a distance of 143.95 feet to a point; thence south 00 degrees 02 minutes 47 seconds East a distance of 49.50 feet to a point; thence south 03 degrees 31 minutes 01 seconds East a distance of 49.23 feet to a point; thence south 00 degrees 26 minutes 35 seconds east a distance of 78.89 feet to a point; thence south 00 degrees 09 minutes 12 seconds East a distance of 90.00 feet to an iron pin found; thence south 87 degrees 56 minutes 10 seconds West a distance of 132.18 feet to an iron pin found; thence north 00 degree 07 minutes 44 seconds East a distance of 414.95 feet to an iron pin found; thence north 89 degrees 24 minutes 35 seconds East a distance of 125.90 feet to the Point of Beginning.

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